183.0	0002	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	758,500 /	758,500
					USE VALUE:	758,500 /	758,500
					ASSESSED:	758,500 /	758,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCMILLEN JOHN R
Owner 2:	LOTZ KAREN
Owner 3:	
Street 1:	1 BIRD HILL AVE
Street 2:	
Twn/City:	WELLESLEY
St/Prov:	MA Cntry: Own Occ: N
Postal:	02481 Type:

PREVIOUS OWNER

Owner 1:	AHERN TIMOTHY J -
Owner 2:	-
Street 1:	42 GOLDEN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,890 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Other Exterior and 1388 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12890.000	183,800	10,000	564,700	758,500
Total Card	0.296	183,800	10,000	564,700	758,500
Total Parcel	0.296	183,800	10,000	564,700	758,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.47 | /Parcel: 546.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 183.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	183,800	10000	12,890.	564,700	758,500	758,500	Year End Roll	12/18/2019
2019	101	FV	151,200	10000	12,890.	564,700	725,900	725,900	Year End Roll	1/3/2019
2018	101	FV	154,000	10000	12,890.	476,000	640,000	640,000	Year End Roll	12/20/2017
2017	101	FV	154,000	10000	12,890.	435,600	599,600	599,600	Year End Roll	1/3/2017
2016	101	FV	154,000	10000	12,890.	371,100	535,100	535,100	Year End	1/4/2016
2015	101	FV	153,200	10000	12,890.	322,700	485,900	485,900	Year End Roll	12/11/2014
2014	101	FV	153,200	10000	12,890.	298,500	461,700	461,700	Year End Roll	12/16/2013
2013	101	FV	153,200	10000	12,890.	284,000	447,200	447,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14275

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AHERN TIMOTHY J	1240-12		7/19/2001		327,500	No	No		
KOCH GABRIELE	1098-2		7/21/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2009	1234	Manual	1,500					
5/17/2006	382	New Wind	12,000			G7	GR FY07	6 NEW WINDOWS
9/23/2003	806	Redo Bat	12,000	C		G6	GR FY06	
2/11/1999	70	Alterati	5,000					STORAGE ROOM OVER/
10/4/1993	530	Manual	8,000					REROOF/WINDOW/SKYL

ACTIVITY INFORMATION

Date	Result	By	Name
12/10/2019	Mail Update	MM	Mary M
7/10/2018	Inspected	CC	Chris C
5/17/2018	MEAS INT REF	BS	Barbara S
11/6/2008	Measured	345	PATRIOT
7/6/2005	Permit Visit	BR	B Rossignol
12/23/1999	Meas/Inspect	263	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12890		Sq. Ft.	Site		0	70.	0.63	7									564,686						564,700	

Total AC/HA: 0.29591 | Total SF/SM: 12890 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 564,686 | Spl Credit | Total: 564,700

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 123459
GIS Ref:
GIS Ref:
Insp Date: 07/10/18

!14275!

PRINT

Date	Time
12/11/20	04:08:24

LAST REV

Date	Time
12/10/19	13:00:36

mmcmakin

USER DEFINED

Prior Id # 1:	123459
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	28 - Other		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	12 - Other		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98000002
Adj $ / SQ:	125.685
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	248732
Depreciation:	65665
Depreciated Total:	183067

COMMENTS

BK: 1037 PG: 53 CERT: 0181403 641-2117 /
GAR IRREG IN SHAPE / SMALL OFC OVER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 1			HB 1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

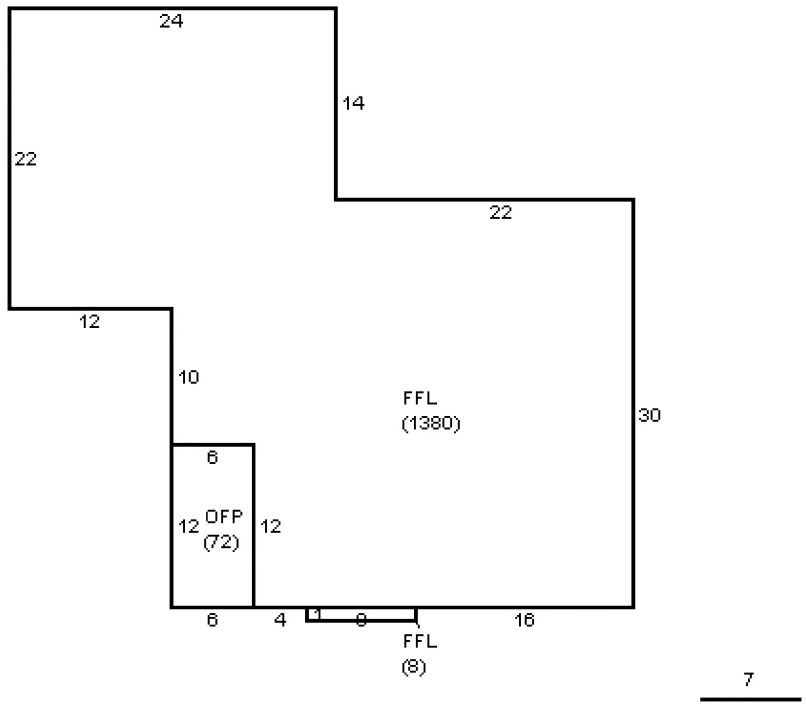
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	125.69
Special Features:	700	Val/Su Net:	125.89
Final Total:	183800	Val/Su SzAd	132.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,380	125.680	173,445
OFP	Open Porch	72	38.630	2,781
FFL	First Floor	8	125.690	1,005
	Net Sketched Area:	1,460	Total:	177,231
Size Ad	1388	Gross Are	1460	FinArea 1388

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 183.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	FR	1960	0.00	T	50	101						
96	Whirl Pool	D	S	1	2	A	AV	1980	500.00	T	31.2	101			700			700
5	Gar w/improv	D	Y	1	16X24	G	VG	1950	29.58	T	20	101			9,100			9,100
19	Patio	D	Y	1	400	A	AV	1980	3.19	T	31.2	101			900			900

More:	N	Total Yard Items:	10,000	Total Special Featues:	700	Total:	10,700